

ZONING AND ADJUSTMENT BOARD

April 7, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, April 7, 2003 at 6:30 P.M. with the following members present: Chairman Larry Story, Dale Nichols, Dossie Singleton, Dave Pierazek, Rusty Mask, Frank Topping, Richard Bradley, and Mark Caruthers. Evan Merritt, Todd Brown, Lamar Parker, and Doug Childers, Jr. were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Topping made a motion to approve the minutes from the ZAB Meeting on March 17, 2003. Mr. Bradley seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

03A-1

Bailey Brothers, Inc.

Kevin Mineer and Bruce Kaschyk of the Genesis Group representatives for the applicant, were present and requesting a transmittal of the application of a Large Scale Comprehensive Plan Amendment to the Florida Department of Community Affairs. There were no objections from the audience. Mrs. Rogers gave the Board information regarding the application, i.e. location, surrounding uses, amount of acreage for commercial and residential, and stated staff approved the request. Mr. Mineer stated the commercial area mirrors the Villages commercial on the north side of C-466 and this would be a consolidation of all parcels involved in the land use change. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the transmittal request to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

ZP2003-26

Clifford Dunlap

Clifford Dunlap was present and requesting a rezoning from A5 to RR1C on 3.30 acres MOL to bring the property into compliance with the Future Land Use Map. There were ten notices sent. Of the ten notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-27

Diane Kelly McCurry

Diane McCurry was present and requesting a rezoning from C2 to R6M on .20 of an acre MOL. There were eleven notices sent. Of the eleven notices sent, three were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-29

Olen Quilling, Et al

Colleen Ginn, representative for the applicants, was present and requesting a rezoning from A5 to RR1C on 10 acres MOL. There were four notices sent. Of the four notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-30

Bertha King

Kathy Young, representative for the applicant, was present and requesting a rezoning from RR5 to RR1C on 1.25 acres MOL. There were four notices sent. Of the four notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-31

PM3, LTD. & The Villages of Lake-Sumter

Jack Sullivan and Marty Dzuro, representatives for the applicants, were present and requesting a rezoning from A5 and RR1 to RPUD on 201.45 acres MOL and approval of the Villages of Sumter PUD Master Plan. There were seven notices sent. Of the seven notices sent, one was received in favor and none in objection. There were no objections from the audience. Mrs. Rogers gave a brief summary on the requests. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the rezoning and Master Plan to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Caruthers seconded the motion and the motion carried.

ZP2003-32

The Villages of Lake-Sumter

Jack Sullivan and Marty Dzuro, representatives for the applicants, were present and requesting a rezoning from A5, CL and RR to RPUD on 4.1 acres MOL and approval of the Tri-County Villages PUD Master Plan Development. There were seven notices sent. Of the seven notices sent, one was received in favor and none in objection. There were no objections from the audience. Mrs. Rogers gave a brief summary on the requests. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning and Master Plan to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

ZP2003-21

Robert Williams

Robert Williams was present and requesting a Conditional Use Permit (CUP) for a bed and breakfast and approval for aircraft rentals and flight lessons. There were eleven notices sent. Of the eleven notices sent, none were received in favor and two in objection. There were several audience members requesting to speak: Linda Elliott, Vince Denamark, and Paul and Sandra Woodard. Mr. Williams explained he would like to convert the existing hangar into a bed and breakfast, have flight lessons and aircraft rentals. Mr. Williams stated he would not have more than three to four aircraft rentals with a certified instructor and most traffic generated to the property would be by aircraft. Mr. and Mrs. Woodard had concerns regarding fuel spillage, proximity of fuel storage to adjoining neighbors, and aircraft accidents. Mrs. Rogers explained the requirements for fuel storage were very stringent and Environmental Health would check tanks regularly. The letters of objection were read into the record. There was some discussion among the Board as to the number of planes, bedrooms and whether the CUP would be exclusive to Mr. Williams. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the CUP to the Board of Sumter County Commissioners based on the information provided in the staff report with the condition the CUP was exclusive to Mr. Williams and could not be transferred or sold with the property. Mr. Bradley seconded the motion and the motion carried.

ZP2003-24

Joyce Raymond

Joyce Raymond Isaacs was present and requesting a renewal for a Temporary Use Permit (T 15-00-2) for three years for a caregiver's residence. There were five notices sent. Of the five notices sent, four were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Pierazek seconded the motion and the motion carried.

ZP2003-25

Jimmy Foxworth

Jimmy Foxworth was present and requesting a renewal for a Temporary Use Permit (ZP2001-78) for one year while the permanent residence is under construction. There were three notices sent. Of the three notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Mr. Topping made a motion to adjourn the meeting. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:25 p.m.

Chairman
Zoning & Adjustment Board